

IN RE: PETITION FOR VARIANCE
N/S Greenbank Road. 150' N of
the c/l of Eastern Avenue
(7022 Greenbank Road)
15th Election District
5th Councilmanic District

Tim Fitch, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-212-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7022 Greenbank Road, located in the vicinity of Eastern Avenue Extended in Twin River Beach. The Petition was filed by the owners of the property, Tim and Lisa Fitch. The Petitioners seek relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners was Joseph Buchanan, II, Builder. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is an unimproved, waterfront lot consisting of 14,750 sq.ft., zoned D.R. 5.5. The property is located in the Twin River Beach community and fronts the Gunpowder River. The Petitioners are desirous of developing the lot with a single family dwelling in accordance with Petitioner's Exhibit 1. However, due to the width of the lot, the requested variance is necessary. Testimony indicated that most of the lots in the Twin River Beach community are 50 feet wide. Further testimony was that all of the Petitioners'

ORDER RECEIVED FOR FILING

Date

By

1/3/96
[Signature]

60211-24

neighbors support their request as evidenced by their signatures on Petitioner's Exhibit 1.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has

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Date

By

submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of January, 1996 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

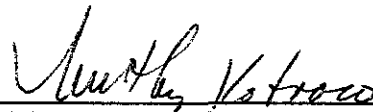
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any building permits, the Petitioners shall submit a building plan to the Office of Planning and Zoning to ensure that the proposed dwelling will be compatible with the houses in the surrounding community.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated December 14, 1995, attached hereto and made a part hereof.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/3/96
By Rsp



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 3, 1996

Mr. & Mrs. Tim Fitch
13230 Redwood Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Greenbank Road, 150' N of the c/l of Eastern Avenue
(7022 Greenbank Road)
15th Election District - 5th Councilmanic District
Tim Fitch, et ux - Petitioners
Case No. 96-212-A

Dear Mr. & Mrs. Fitch:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, Annapolis, Md. 21401

DEPRM; People's Counsel

File

CRITICAL AREA



Petition for Variance

96-212-A
to the Zoning Commissioner of Baltimore County

for the property located at 7022 GREENBANK Rd
which is presently zoned DR. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section(s) 1 BQ. 3.C.1 & 304.1 BCR

TO PERMIT A 50' LOT IN LIEU OF THE REQUIRED 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Tim Fitch
(Type or Print Name)

Signature

Tim Fitch
Signature

Address

LISA FITCH
(Type or Print Name)

City

State

Zipcode

Lisa Fitch
Signature

Attorney for Petitioner

(Type or Print Name)

13230 REDWOOD
Address

335-7970
Phone No

Signature

BALTO md
City

21220
State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Joseph E BUCHANAN
Name

City

State

Zipcode

9712 MAGLEDT Rd
Address

882-5827
Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Printed with Soybean Ink
on Recycled Paper



ORDER RECEIVED FOR FILING

Date 11/3/96

By [Signature]

96-212-A

ZONING DESCRIPTION FOR 7022 Greenbank Road

Beginning at a point on the north side of Greenbank Road which is 100 feet wide at the distance of 150 feet north of the centerline of Eastern Avenue extended which is 40 feet wide. Being Lots# 120 & 119 in the subdivision of Twin River Beach as recorded in Baltimore County Plat Book # 7, Folio # 51, containing 14,750 sq. ft. or .338 acres. Also known as 7022 Greenbank Road and located in the 15 Election District, 5 Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-212-A
Townson, Maryland

District 132A Date of Posting 12/2/95
Posted for: Variance
Petitioner: Tim & Lisa Fitch
Location of property: 7022 Greenbank Rd
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 12/8/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

001072

DATE 11-15-95 ACCOUNT R001-6150

96-212-A

AMOUNT \$ 85.00

RECEIVED Tim Fitch FROM: 7022 GREENBANK Rd.

VARIANCE 50.00
FOR: POSTING 35.00

[Signature] SA 0003128PH12-25-95 \$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 210

Petitioner: Tim & Lisa FITCH

Location: 7022 GREENBANK RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Tim FITCH

ADDRESS: 13230 REDBIRD Rd,
BALTO, md. 21220

PHONE NUMBER: (410) 335-7970

AJ:ggs

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY

November 30, 1995 Issue - Jeffersonian

Please forward billing to:

Tim Fitch
13230 Redbird Road
Baltimore, MD 21220
335-7970

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-212-A (Item 210)
7022 Greenbank Road
N/S Greenbank Road, 150' +/- N of c/l Eastern Avenue
15th Election District - 5th Councilmanic
Legal Owner: Tim Fitch and Lisa Fitch

Variance to permit a 50 ft. lot in lieu of the required 55 ft.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
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Variance to permit a 50 ft. lot in lieu of the required 55 ft.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Tim and Lisa Fitch
Joseph E. Buchanan, II

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 14, 1995

Mr. and Mrs. Tim Fitch
13230 Redwood Road
Baltimore, MD 21220

RE: Item No.: 210
Case No.: 96-212-A
Petitioner: Tim Fitch

Dear Mr. and Mrs. Fitch:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 15, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 5, 1995
Zoning Administration and Development Management

FROM: *Sub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for December 4, 1995
Item No. 210

The Development Plans Review Division has reviewed the subject zoning item. The rear of the building may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a one foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

RWB:sw

21065111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 4, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 7022 Greenbank Road

INFORMATION:

Item Number: 210

Petitioner: Fitch Property

Property Size: _____

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

This office recommends that the applicant's request be denied until such time as the required compatibility filing is forwarded to this office for review.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209,
210, 211, 213 AND 214. ¶

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-28-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 210 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

96-212A
CLOSING 12/19

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
December 14, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #210 - Fitch Property
7022 Greenbank Road
Zoning Advisory Committee Meeting of November 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections of the Baltimore County Code).

✓
JLP:TJI:sp

FITCH/DEPRM/TXTSBP

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By

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PETITION PROBLEMS

#170 (Revisions) -- JJS

1. No telephone number for legal owner.
2. Review information on bottom of petition form not completed.

#206 -- JJS

1. Need authorization for person to sign for legal owner.
2. No address or telephone number for legal owner.

#207 -- JJS

1. Plat says legal owner is Penske Truck Leasing Company; petition says Robert E. Frankel -- Which is correct??

#208 -- MJK

1. No signature for legal owners (Robert & Salvatore Yoviene).

#210 -- JCM

1. No item number on papers in folders.
2. Review information on bottom of petition form not completed.

#214 -- JJS

1. No zip code for legal owner.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 15, 1995

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I, PDM

SUBJECT: Item #210
7022 Greenbank Road

Applicant advised that he will file compatibility filing at later date. He understands building permits will not be approved until Planning reviews and approves same.

JCM:scj

RE: PETITION FOR VARIANCE
7022 Greenbank Road, N/S Greenbank Rd,
150'+/- N of c/l Eastern Avenue, 15th
Election District - 5th Councilmanic

Tim and Lisa Fitch
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-212-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

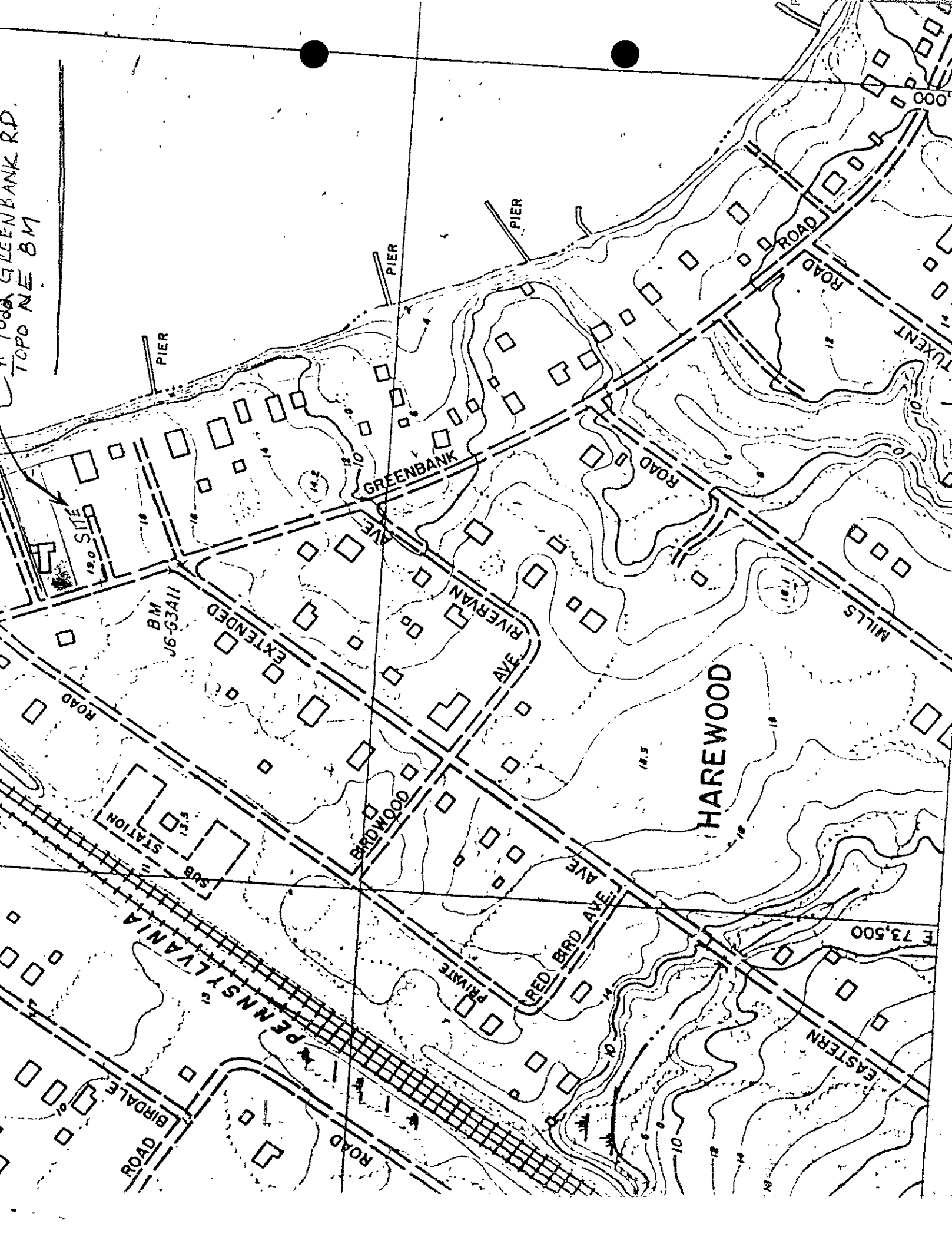
I HEREBY CERTIFY that on this 21st day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Joseph E. Buchanan, II, 9712 Magledt Road, Baltimore, MD 21234, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

msc:mlm

1000 GREENBANK RD.
TOPO NE BM



SUB STATION

BM J6-G3411

EXTENDED

GREENBANK

RIVERBANK AVE

BROADWOOD AVE

RED BIRD AVE

HAREWOOD

E 73,500

EASTERN ROAD

PENNSYLVANIA

BIRDALE ROAD

ROAD

PRIVATE

MILLS

TUXENT

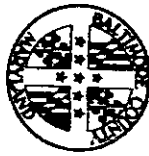
ROAD

ROAD

PIER

PIER

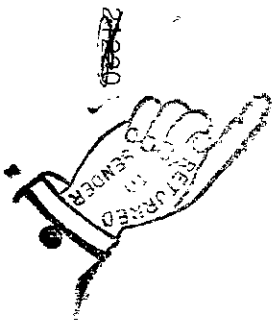
PIER



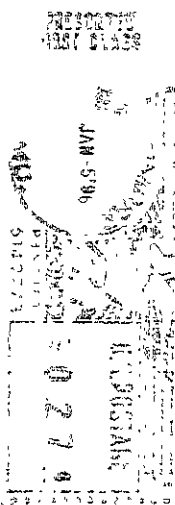
Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Case 96-212A

Mr. & Mrs. Tim Fitch
13230 Redwood Road
Baltimore, Maryland



13230 Redwood Road





111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, Director

For newspaper advertising:

Item No.: 210

Petitioner: Tim & Lisa Fitch

Location: 7022 GREENBANK RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Tim Fitch

ADDRESS: 13230 REDBIRD RD,

Beltzville 21220

PHONE NUMBER: (410) 335-7970

Adjggs

(Revised 04/29/93)

13

TO: POTENTIAL PUBLISHERS COMPANY
November 30, 1995 Issue - Jeffersonian

Please forward billing to:

Tim Fitch
13230 Redbird Road
Baltimore, MD 21220
335-7970

NOTICE OF HEARING

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N/S Greenbank Road, 150' +/- N of c/l Eastern Avenue
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Legal Owner: Tim Fitch and Lisa Fitch

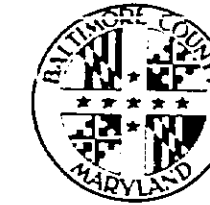
Variance to permit a 50 ft. lot in lieu of the required 55 ft.

HEARING: TUESDAY, DECEMBER 19, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

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N/S Greenbank Road, 150' +/- N of c/l Eastern Avenue
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Legal Owner: Tim Fitch and Lisa Fitch

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Carl Jablon
Arnold Jablon
Director

cc: Tim and Lisa Fitch
Joseph E. Richardson, II

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Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 14, 1995

Mr. and Mrs. Tim Fitch
13230 Redwood Road
Baltimore, MD 21220

RE: Item No.: 210
Case No.: 96-212-A
Petitioner: Tim Fitch

Dear Mr. and Mrs. Fitch:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 15, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Dec. 5, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for December 4, 1995
Item No. 210

The Development Plans Review Division has reviewed the subject zoning item. The rear of the building may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a one foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

RWB:ew

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, PDM DATE: December 4, 1995
FROM: Arnold P. 'Pat' Keller, III, Director, PO
SUBJECT: 7022 Greenbank Road
INFORMATION:
Item Number: 210
Petitioner: Fitch Property
Property Size: _____
Zoning: DR-5.5
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

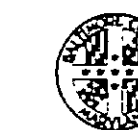
This office recommends that the applicant's request be denied until such time as the required compatibility filing is forwarded to this office for review.

Prepared by: *Jeffery M. Long*

Division Chief: *Ernest K. Kern*

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
FOR REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209, 210, 211, 213 AND 214. f

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File
Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 210 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2283 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
December 14, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #210 - Fitch Property
7022 Greenbank Road
Zoning Advisory Committee Meeting of November 27, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections of the Baltimore County Code).

JLP:TJI:sp
FITCH/DEPRM/TXTSBP

PETITION PROBLEMS

#170 (Revisions) — JJS

1. No telephone number for legal owner.
2. Review information on bottom of petition form not completed.

#206 — JJS

1. Need authorization for person to sign for legal owner.
2. No address or telephone number for legal owner.

#207 — JJS

1. Plat says legal owner is Penske Truck Leasing Company; petition says Robert E. Frankel — Which is correct??

#208 — MJK

1. No signature for legal owners (Robert & Salvatore Yoviene).

#210 — JCM

1. No item number on papers in folders.
2. Review information on bottom of petition form not completed.

#214 — JJS

1. No zip code for legal owner.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 15, 1995

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I, PDM

SUBJECT: Item #210
7022 Greenbank Road

Applicant advised that he will file compatibility filing at later date. He understands building permits will not be approved until Planning reviews and approves same.

JCM:scj

RE: PETITION FOR VARIANCE
7022 Greenbank Road, N/S Greenbank Rd,
150' +/- N of c/l Eastern Avenue, 15th
Election District - 5th Councilmanic
Tim and Lisa Fitch
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-212-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Joseph E. Buchanan, II, 9712 Magledt Road, Baltimore, MD 21234, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER'S
EXHIBIT

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 7022 Greenbank Rd

Subdivision name: JEAN RIVER BEACH

plat book 7, folios 51 and 52 sections

OWNER: Tim & Lisa Fitch

7018 GREENBANK RD.
x Robert Frankel

7020 GREENBANK RD.
x Charles Brockell

7024 GREENBANK RD.
x Richard H. Rongemann

7026 GREENBANK RD.
x Richard Rongemann

LOCATION INFORMATION

Lot 11 5
Lot 12 5
Lot 13 5
Lot 14 5
Lot 15 5
Lot 16 5
Lot 17 5
Lot 18 5
Lot 19 5
Lot 20 5
Lot 21 5
Lot 22 5
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Lot 98 5
Lot 99 5
Lot 100 5

Scale of Drawing: 1" = 50'

